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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 14th December 2023



THE SPINNEY, PENWORTHAM, PRESTON, PR1

Roberts & Co

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Property Overview

This beautifully renovated true bungalow offers flexible accommodation with the option for either 1 or 2 bedrooms. Situated on a great-sized landscaped corner plot, it boasts a newly fitted kitchen and bathroom. Ideally located on a sought-after cul de sac on The Spinney, just off Howick Moor Lane in Penwortham, this property provides easy access and single-floor living. The home is superbly positioned for convenience, providing easy access to Preston City Centre, transport links, and local shops. The newly fitted kitchen features light grey shaker style cupboards and contrasting worktops, offering ample storage, an integrated oven and hob, space for a dishwasher, washing machine, free-standing fridge freezer, and plenty of room for the avid home cook. Moving through the kitchen opens up to an extra reception space, currently configured as a dining room but with the flexibility to function as a second bedroom. The living room is a tranquil space ideal for both entertaining and quiet relaxation, with seamless access to the garden through the patio doors. The primary bedroom features a selection of built-in wardrobes, and the recently installed bathroom suite includes a bath with a shower overhead and a vanity washbasin. Outside to the front is a low maintenance garden of shrubs borders and trees. There is a detached workshop with power and lighting, which is accessed at the side, via a driveway or through the courtyard. The rear garden is also low maintenance, presenting an excellent opportunity for someone with a passion for gardening to create a peaceful haven.



Property

Type:	Semi-Detached	Last Sold £/ft²:	£274
Bedrooms:	2	Tenure:	Freehold
Floor Area:	602 ft ² / 56 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band C		
Annual Estimate:	£1,835		
Title Number:	LA921285		
UPRN:	100010651206		

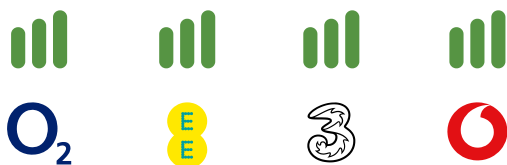
Local Area

Local Authority:	South Ribble
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	51 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







THE SPINNEY, PENWORTHAM, PRESTON, PR1



Penwortham, PRESTON, PR1

Energy rating

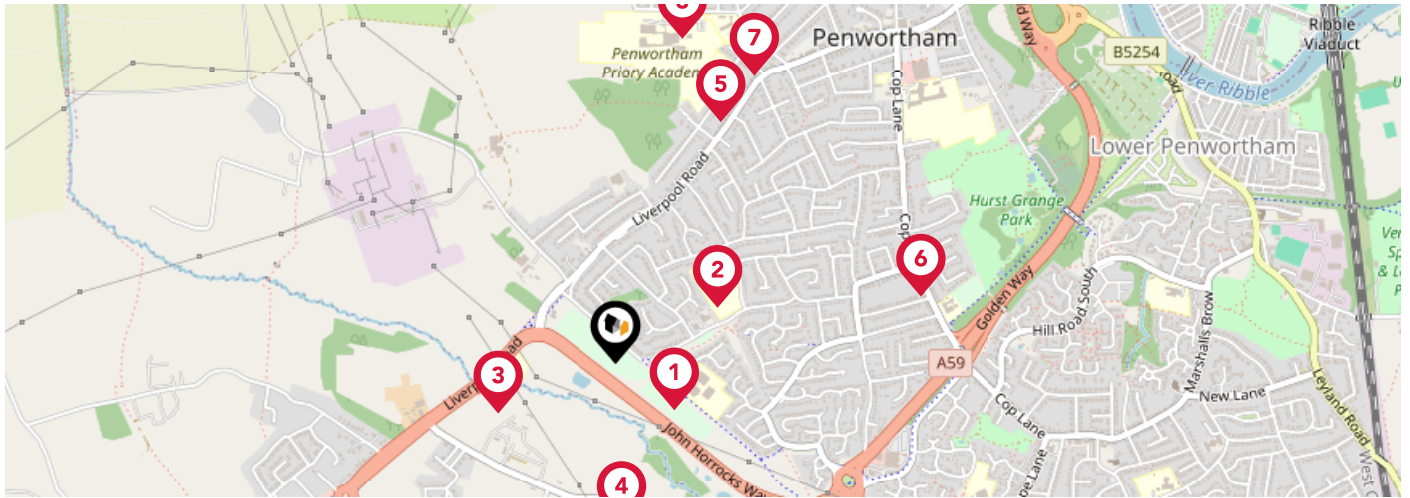
D

Valid until 08.01.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

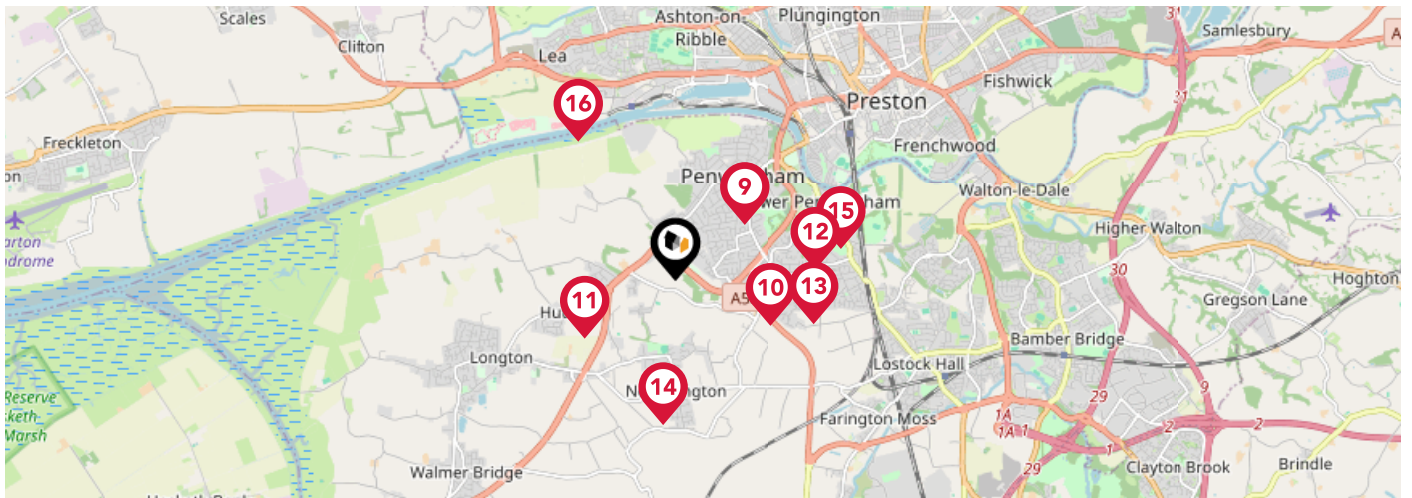
Additional EPC Data

Property Type:	Semi-detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	56 m ²



		Nursery	Primary	Secondary	College	Private
1	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penwortham Priory Academy Ofsted Rating: Good Pupils: 747 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

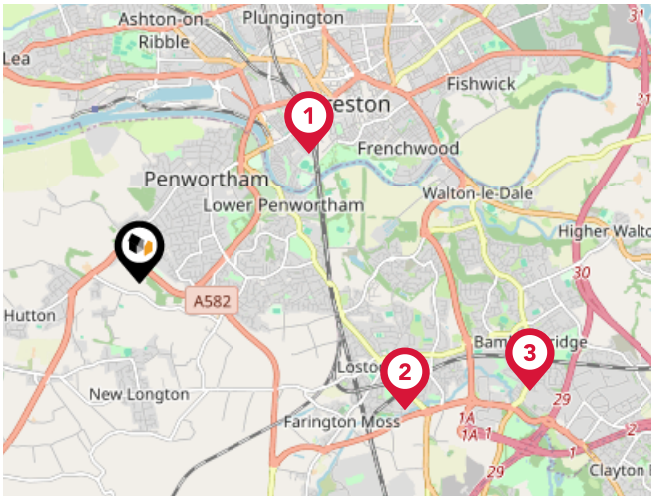
Area Schools



		Nursery	Primary	Secondary	College	Private
	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 869 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 213 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pioneer TEC Ofsted Rating: Not Rated Pupils:0 Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

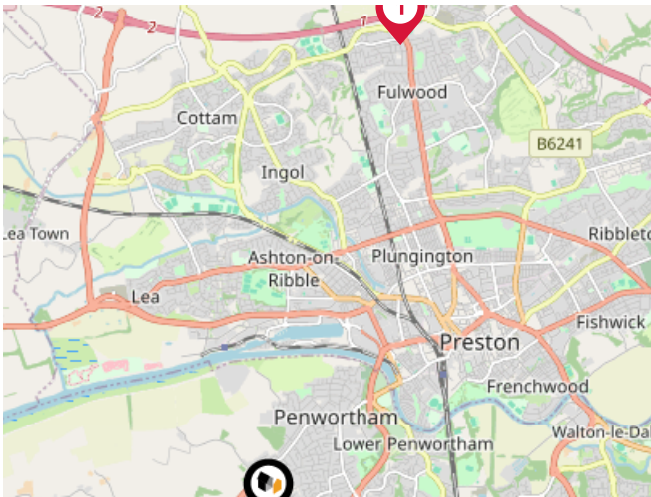
Area

Transport (National)



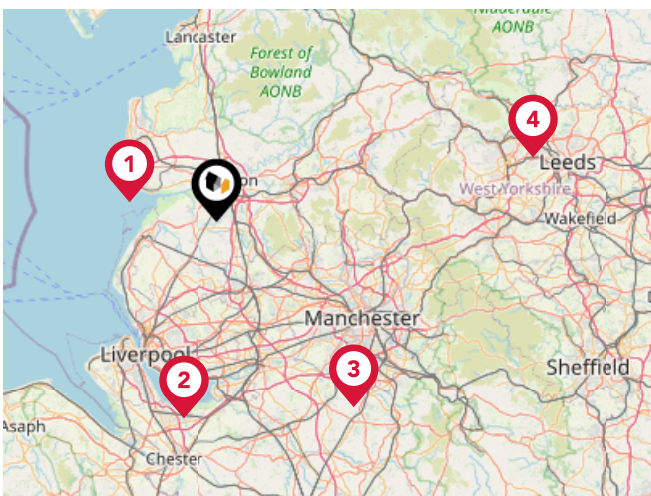
National Rail Stations

Pin	Name	Distance
	Preston Rail Station	1.88 miles
	Lostock Hall Rail Station	2.59 miles
	Bamber Bridge Rail Station	3.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M55 J1	4.34 miles
	M65 J1A	3.35 miles
	M6 J28	4.19 miles
	M65 J1	3.72 miles
	M6 J29	3.85 miles

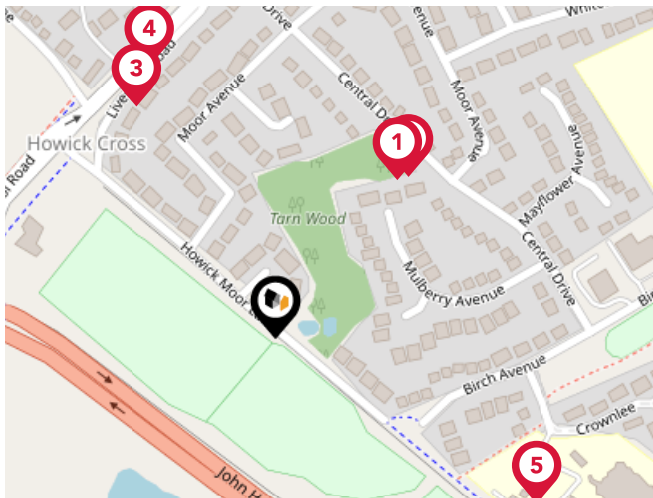


Airports/Helipads






Pin	Name	Distance
	Blackpool International Airport	12.42 miles
	Liverpool John Lennon Airport	28.22 miles
	Manchester Airport	32.63 miles
	Leeds Bradford International Airport	45.18 miles

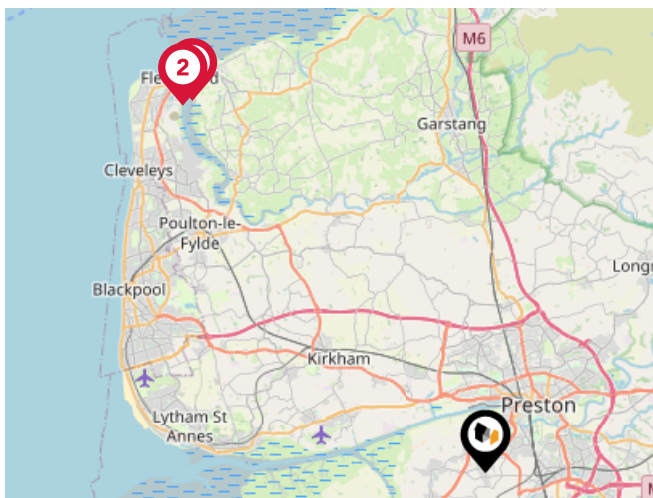
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Central Drive	0.11 miles
	Central Drive	0.11 miles
	Howick Cross Lane	0.15 miles
	Howick Cross Lane	0.17 miles
	All Hallows RCHS	0.17 miles



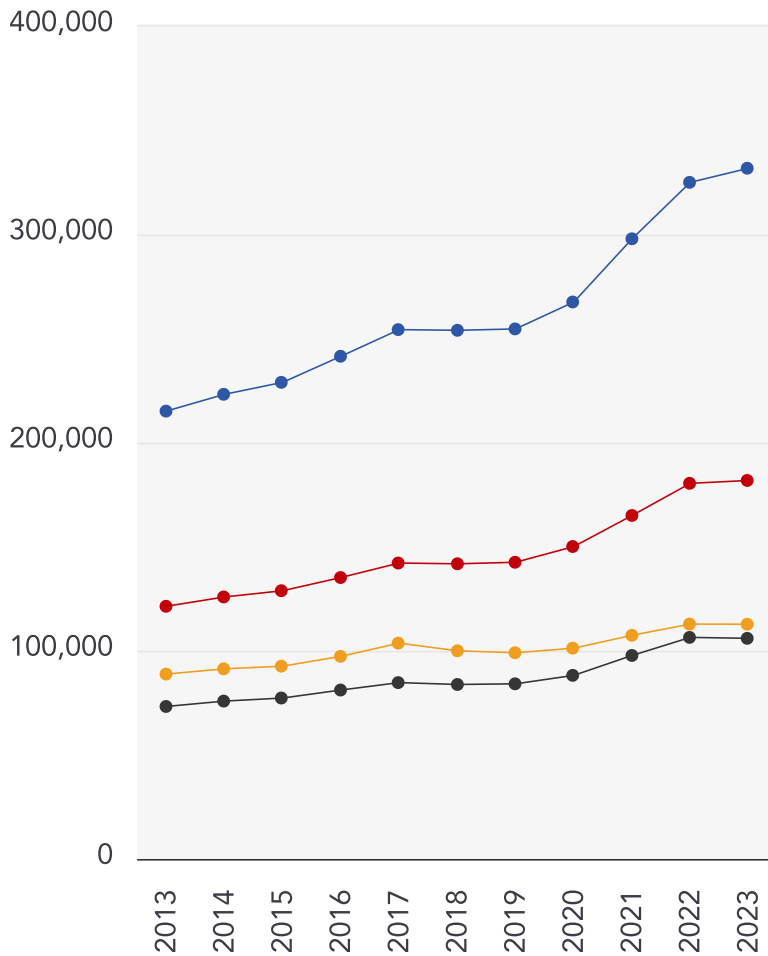
Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	16.59 miles
	Fleetwood for Ireland Ferry Terminal	16.65 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



Detached

+54.23%

Semi-Detached

+49.8%

Flat

+26.94%

Terraced

+44.66%



Roberts & Co

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

Financial Services

Who are Roberts & Co?

There is not just one reason why you should sell with Roberts & Co, we like to think there's many more.

Our dedicated branch teams...

Roberts & Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



/RobertsCoEstates



@Roberts_and_Co



/roberts_and_co_sales_lettings/

Roberts & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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